

M 97-214

COUNTY SURVEYORS FILE DATA
NOT BEING FOR OFFICE

MINOR LAND PARTITION

SW 1/4 SECTION 28 TOWNSHIP 30 SOUTH RANGE 3 WEST W.M.

FILED
RECEIVED

AUG 14 1984

COUNTY SURVEYOR
DELAWARE COUNTY, OR.

B.S.

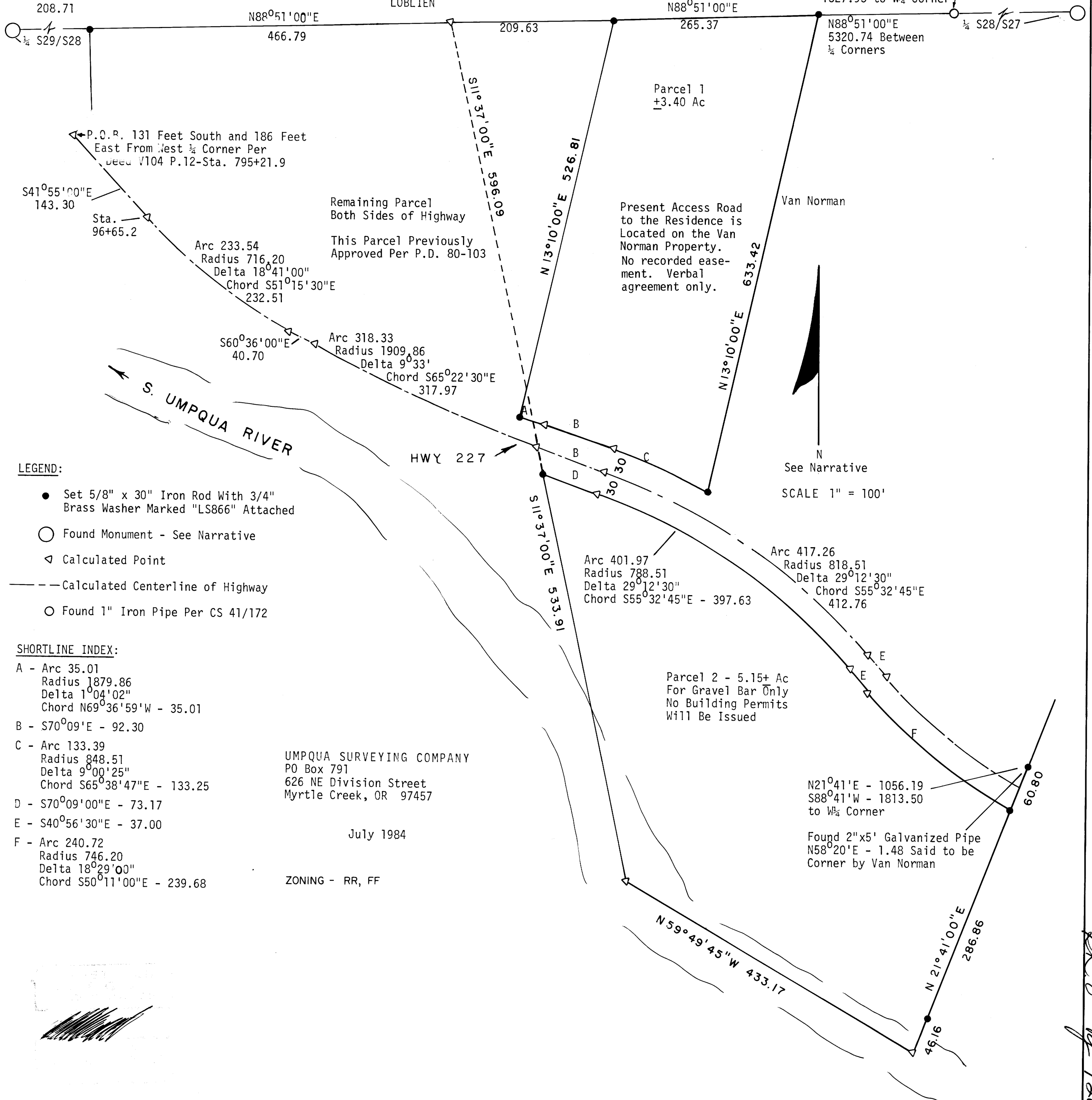
PARTITIONER: RONALD AND PATRICIA LUDWIG
STAR ROUTE BOX 35
DAYS CREEK, OR 97429

LEGAL OWNER: HENRIETT A. HOWARD
IVY LEE LAURENCE
ROUTE 1 BOX 119J
RIDDLE, OR 97469

SEWER: SUBSURFACE SEPTIC
WATER: WELL

NUMBER OF LOTS: 2 AND REMAINING PARCEL

S88°53'00"W
1327.93 to W 1/4 Corner
N88°51'00"E
5320.74 Between
1/4 Corners



LEGEND:

- Set 5/8" x 30" Iron Rod With 3/4" Brass Washer Marked "LS866" Attached
- Found Monument - See Narrative
- ◁ Calculated Point
- Calculated Centerline of Highway
- Found 1" Iron Pipe Per CS 41/172

SHORTLINE INDEX:

- A - Arc 35.01
Radius 1879.86
Delta 1°04'02"
Chord N69°36'59"W - 35.01
- B - S70°09'E - 92.30
- C - Arc 133.39
Radius 848.51
Delta 9°00'25"
Chord S65°38'47"E - 133.25
- D - S70°09'00"E - 73.17
- E - S40°56'30"E - 37.00
- F - Arc 240.72
Radius 746.20
Delta 18°29'00"
Chord S50°11'00"E - 239.68

UMPQUA SURVEYING COMPANY
PO Box 791
626 NE Division Street
Myrtle Creek, OR 97457

July 1984

ZONING - RR, FF

See Narrative

SCALE 1" = 100'

Parcel 2 - 5.15+ Ac
For Gravel Bar Only
No Building Permits
Will Be Issued

N21°41'E - 1056.19
S88°41'W - 1813.50
to W 1/4 Corner

Found 2"x5' Galvanized Pipe
N58°20'E - 1.48 Said to be
Corner by Van Norman

Handwritten signature and date: B.S. - 126 H

812-16W

PARCEL 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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AUG 10 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST/WEST CENTERLINE OF SAID SECTION 28, SAID POINT OF BEGINNING ALSO BEING NORTH 88°51'00" EAST, 885.13 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE FROM THE POINT OF BEGINNING NORTH 88°51'00" EAST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 28, 265.37 FEET TO A 5/8" IRON ROD; THENCE SOUTH 13°10'00" WEST, 633.42 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 227; THENCE ALONG SAID RIGHT-OF-WAY, 133.39 FEET ON THE ARC OF A 848.51 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING NORTH 65°38'47" WEST, 133.25 FEET TO A POINT; THENCE NORTH 70°09'00" WEST, 92.30 FEET TO A POINT; THENCE 35.01 FEET ON THE ARC OF A 1879.86 FOOT CURVE RIGHT HAVING A CHORD BEARING NORTH 69°36'59" WEST, 35.01 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13°10'00" EAST, 526.81 FEET TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

PARCEL 2

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 227, SAID POINT OF BEGINNING IS NORTH 88°51'00" EAST, 675.50 FEET AND SOUTH 11°37'00" EAST, 596.09 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 70°09'00" EAST, 73.17 FEET TO A POINT; THENCE 401.97 FEET ON A 788.51 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING SOUTH 55°32'45" EAST, 397.63 FEET TO A POINT; THENCE SOUTH 40°56'30" EAST, 37.00 FEET TO A POINT; THENCE 240.72 FEET ON THE ARC OF A 746.20 FOOT RADIUS CURVE LEFT HAVING A CHORD BEARING SOUTH 50°11'00" EAST, 239.68 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 21°41'00" WEST, 286.86 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 21°41'00" WEST, 46.16 FEET MORE OR LESS TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE DOWNSTREAM ALONG THE CENTER OF SAID RIVER MORE OR LESS NORTH 59°49'45" WEST, 433.17 FEET TO A POINT WHICH IS SOUTH 11°37'00" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 11°37'00" WEST, 533.91 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

SURVEY NARRATIVE

BASIS OF BEARING:

SOLAR OBSERVATION AT THE WEST QUARTER CORNER - SURVEY BEARING BETWEEN MONUMENTS 9-11-G AND BOB (LAMBERT GRID STATIONS PER DOUGLAS COUNTY SURVEYOR'S OFFICE) IS SOUTH 47°13'30" EAST. 1°45'54" GRID ROTATION = SOUTH 45°27'36" EAST. GRID BEARING FROM COUNTY RECORDS = SOUTH 45°27'14" EAST.

DEED CONTROL:

THE ANGULAR RELATIONSHIP OF DEED NUMBERS 80-10579 AND 75-10162 WERE MAINTAINED ON THIS SURVEY. HOWEVER, THE BEARINGS OF THESE DEEDS WHICH ARE BASED ON SURVEY CS40/201 WERE ROTATED CLOCKWISE 1°08' TO A TRUE NORTH BASIS. DEED RECORD DISTANCES WERE HELD ALONG THE EAST/WEST CENTER OF SECTION 28. THE DEED PER VOLUME 104 PAGE 12 WAS HELD AS CONTROL FOR STATE HIGHWAY 227. THE PRESENT CENTER OF THE PAVEMENT OF HIGHWAY 227 IS 30 FEET (+2 FEET) FROM CORNERS SET BY THIS SURVEY. DEED CALLS WERE USED TO APPROXIMATE THE CENTER OF THE SOUTH UMPQUA RIVER; THEREFORE ACREAGE ON PARCEL 2 WAS NOT ACCURATELY DETERMINED.

CORNER DESCRIPTIONS:

QUARTER CORNER OF SECTIONS 29 AND 28 - FOUND 1/2" BRASS CAP AND 1" GALVANIZED IRON PIPE PROPERLY MARKED BY COUNTY SURVEYOR'S OFFICE SET IN 1963, RESET IN 1983. FOUND BRONZE CAP AND 3/2" IRON PIPE (MARKINGS ON CAP DESTROYED) SOUTH 83°35' EAST, 27.97 FEET. FOUND 56" DOUGLAS FIR NORTH 14°35' EAST, 148.00 FEET, WITH SCAR.

QUARTER CORNER OF SECTIONS 28 AND 27 - FOUND 1/2" BRASS CAP AND 1" GALVANIZED IRON PIPE PROPERLY MARKED BY COUNTY SURVEYOR'S OFFICE SET IN 1963. FOUND DOUGLAS FIR LOW STUMP WITH PARTIAL SCAR NORTH 36°38' WEST, 22.60 FEET. FOUND 20" MAPLE SOUTH 28°38' EAST, 33.5 FEET, WITH SCAR.

EQUIPMENT: T60D LIETZ THEODOLITE, MAC II EDM, 100 FOOT STEEL TAPE. LOOP CLOSURES 1:10,000 OR BETTER.

Keith L. Cubic
Planning Commission

8/10/84
Date

Larry E. Monahan DEPUTY
County Surveyor

8-10-84
Date

STATE OF OREGON) ss.
COUNTY OF DOUGLAS)

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY: 1984 AUG 10 PM 1:12

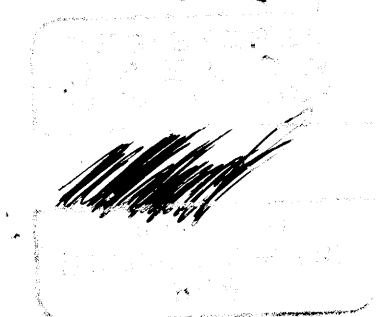
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary J. Beal
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

84-10361



26.8-89 126B